SITE PLAN REQUIREMENTS



41 Perimeter Center East, Dunwoody, GA 30346

The following is a list of the most common requirements for site plans when preparing to begin a residential project. Items on this list may not be applicable in all circumstances. There may also be requirements that are not listed here and will be addressed in the review. You are required to submit this checklist, completed, with all Residential Land Disturbance/Construction Application submittals.

	ion Plan Requirements: Site topography Property boundaries
	Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities) Proposed demolition
	Existing easements, 25' state waters buffer, 75' stream buffer, floodplain or statements that none exist
Constru	ction Plan Requirements:
	Property boundaries
	Site topography
	Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities)
	Items to be demolished should not appear on this plan
	Existing easements, 25' state waters buffer, 75' stream buffer, floodplain or
	statements that none exist
	Zoning and required setbacks
	Pre- & post-construction impervious surface ratios (ISR)
	Existing trees and trees to be removed (or a statement that there are none)
	Location of tree protection fencing
	Proposed landscaping
	Total lot area in square feet or acres
	Total disturbed area in square feet or acres
	Proposed buildings and hardscape
	Proposed grading
	Demonstrate compliance with grade separation and positive drainage requirements of the International Residential Code R401.3, R403.1.7.3 and R404.1.6
	Proposed drainage improvements
	Proposed water quality improvements if over 5,000 square feet of new or replacement
	impervious area or if over 1 acre of land disturbance. Provide calculations if applicable
	Proposed retaining walls. Walls may not exceed 4' in height measured from bottom of footing to top of wall
	Retaining wall profiles including specifications for reinforcement, concrete, compaction, geogrid, etc. (if applicable)
	Retaining wall calculations including internal, external and global stability
	Show silt fence downhill of land disturbance
	Show seeding and mulching of disturbed areas
	Show accoming and malching of distarbed areas